

JOHNSON KENNETH F JR & MICHELE E
2412 LOS ROBLES DR
FERNANDINA BEACH, FL 32034

00-00-31-1686-0032-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY												
Exterior Wall		12	CEDAR 100		0900	01	2,800	109.0560	136.32	381,696	1983	1988	0	0	0	17.50	82.50	VALUATION BY											
Roof Structur		03	GABLE/HIP 100		1 SNGL FAM - 100% - 2017												Heated Area: 2302												
Roof Cover		03	COMP SHNGL 100														HX Base Yr												
Interior Wall		05	DRYWALL 100																										
Interior Floo		14	CARPET 80																										
Interior Floo		11	CLAY TILE 20																										
Air Condition		03	CENTRAL 100																										
Heating Type		04	AIR DUCTED 100																										
Bedrooms			3 100																										
Bathrooms			2.5 100																										
Frame		02	WOOD FRAME 100																										
Stories		1.5	1.5 100																										
Units			0 100																										
BUD8 Adjustme		02	DIST FB 100																										
Occupancy		00	NONE 100																										
Quality		03	Quality Level 03																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA														01												
NEIGHBORHOOD/LOC		1073.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,366	100	1,366	153,626																									
DCK	256	10	26	2,924																									
FGR	525	55	289	32,502																									
FOP	33	30	10	1,124																									
FSP	144	40	58	6,523																									
FUS	936	100	936	105,267																									
USP	384	30	115	12,934																									
TOTALS		3,644	2,800	314,899																									
EXTRA FEATURES					2412 LOS ROBLES, FERNANDINA BEACH										BLD DATE					LGL DATE									
															XF DATE					LAND DATE									
															INC DATE					AG DATE									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	04/12/2024 MLU													
1	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	54	1,890															
2	0812	CONCRETE C	0 100	0 0	1,160.00	SF	4.00	4.00	100	1983	1983	3	41	1,902															